

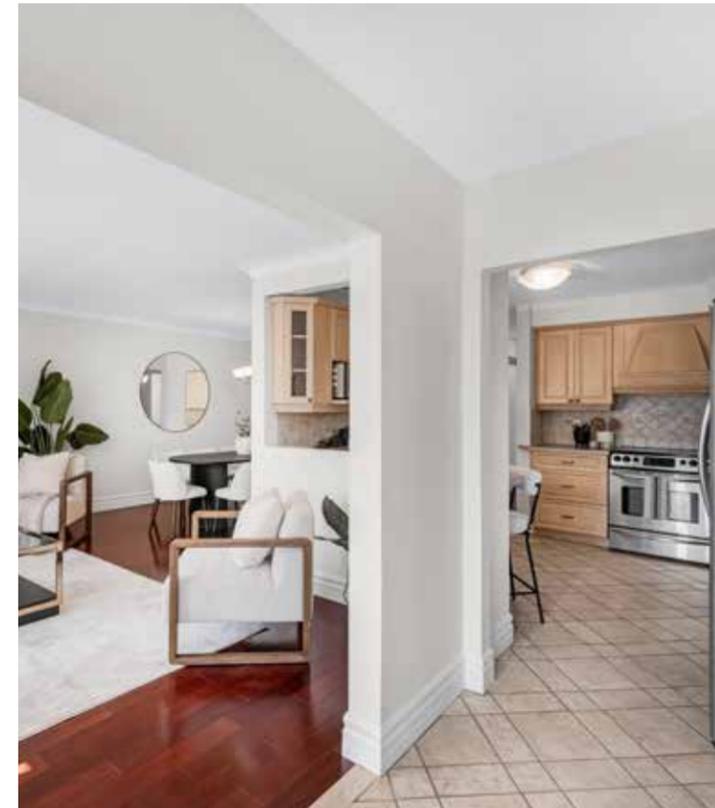
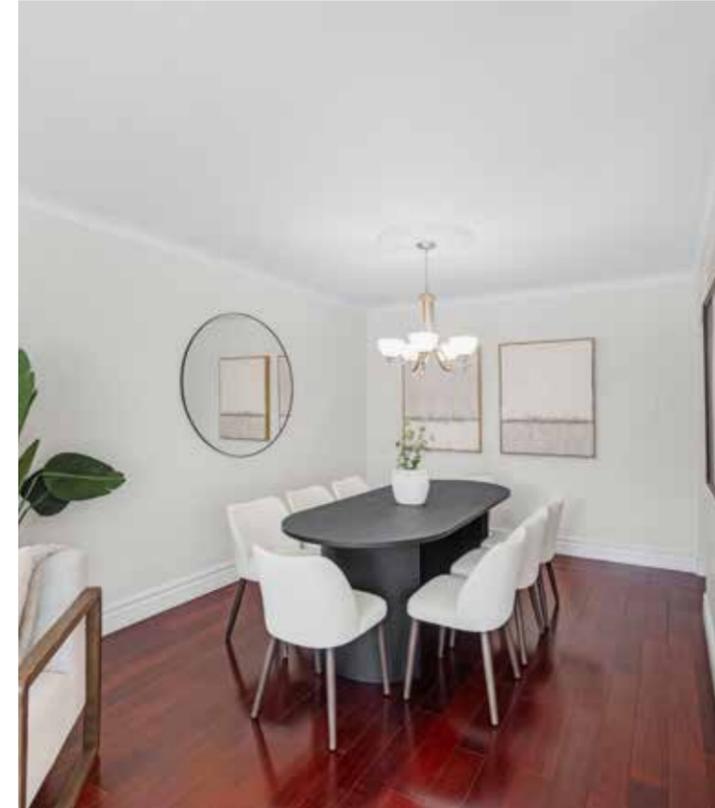
THE MILLS TEAM

is proud to present

1256 TYNEBURN
CRESCENT



1256Tyneburn.com



WELCOME HOME

Toronto at your doorstep, value that reaches further—see what lies just beyond the city.

Set on picturesque Tyneburn, a quiet family-friendly street, this belle of a bungalow has been updated in all the right ways. Not only oh-so pretty from the street, with that bay window and tended gardens, but inside this move-in ready beauty really turns on the charm.

Combine light-filled spaces, a big beautiful kitchen and completely finished basement with income potential and you have perfection. So much space for the entire family with 3 bedrooms upstairs, plus a full lower level with side entrance, full washroom, two more bedrooms and plumbing-ready rough-in for second kitchen.

Enjoy the private, landscaped backyard including interlocking patio and gazebo. Other dream makers include: attached garage, hardwood floors, gas fireplace and stellar mechanics (see available home inspection report).

A wonderful Mississauga community, steps to sought-after schools, parks, tennis, GO Train & 427 access + groceries, airport, Sherway Gardens and Costco/Walmart moments away.

RENOVATIONS & IMPROVEMENTS:

- Full interior painting (2025)
- New broadloom in bedrooms (2025)
- Foundation and waterproofing (2025, 2019)
- LeafFilter gutter protection installation (2020)
- New roof (2017)
- Furnace replacement (2016)
- Central air conditioner replacement (2016)



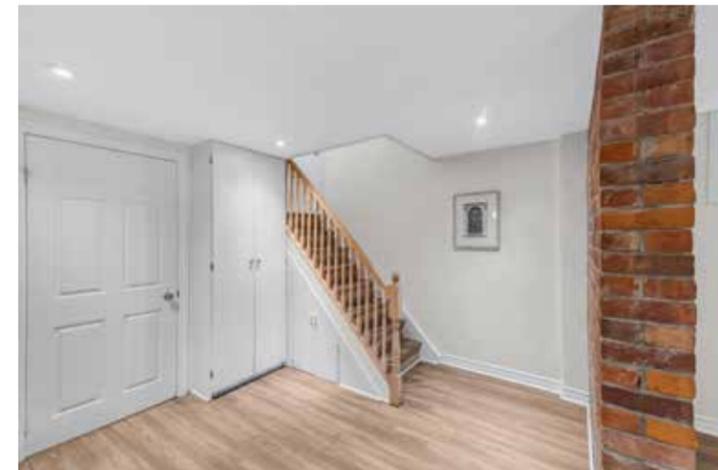
ADDITIONAL INFO

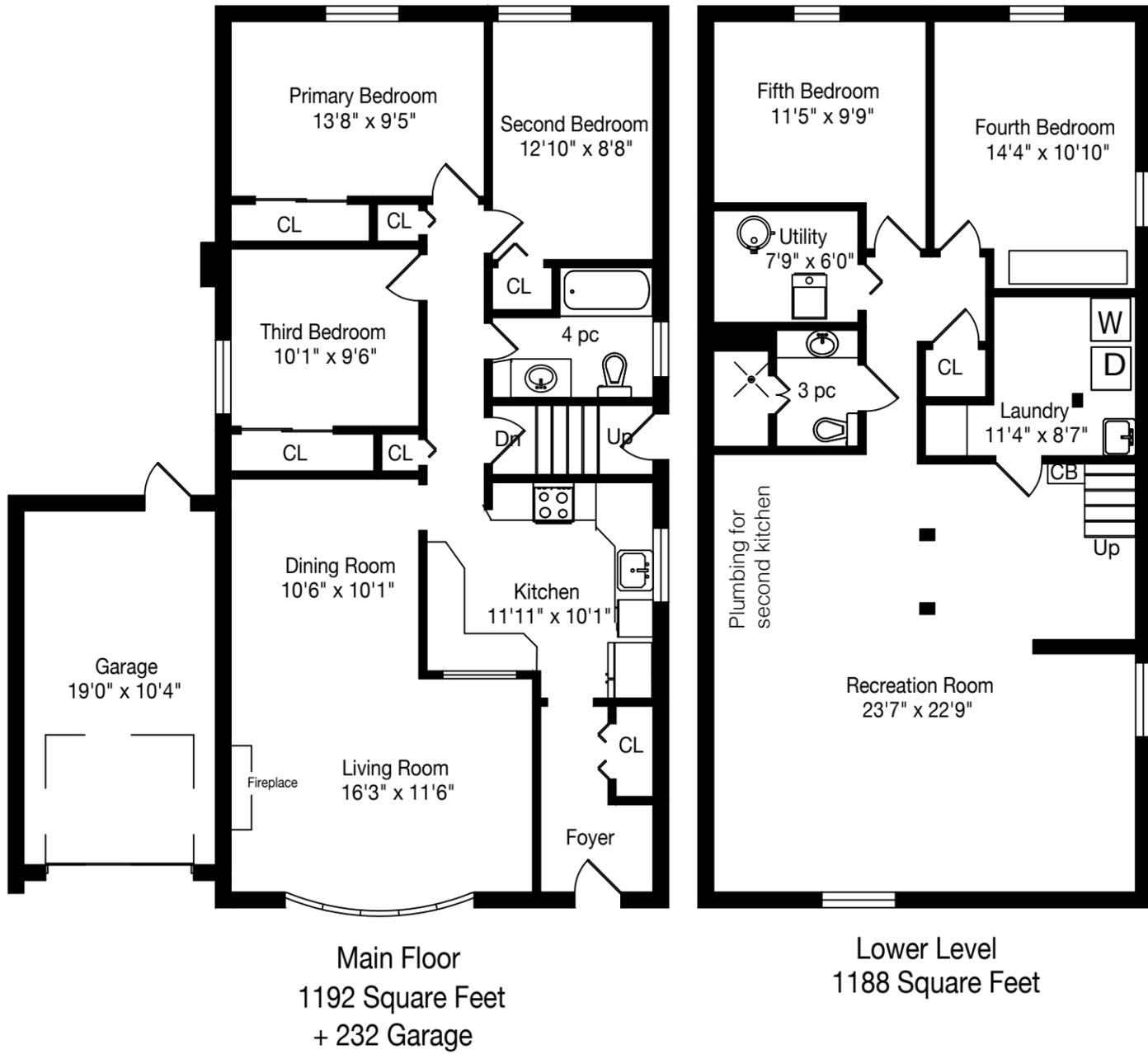
- Property Taxes:** \$6,875.19 (Annual in 2025)
- Lot Size:** 64.30 feet frontage and 116.05 feet depth (as per geowarehouse)
- Square Footage:** 1,192 sq ft per floor plans
- Possession:** 60 Days/TBD
- Parking:** 1 car built-in garage plus private driveway parking for 4 cars
- Utility Costs:** *Electricity:* Approximately \$98/month (2025)
Gas: Approximately \$109/month (2025)
Water/Waste: Approximately \$35/month (2025)
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Stove (Frigidaire), Refrigerator (Frigidaire), Hood Exhaust, Microwave (Panasonic), Dishwasher (KitchenAid), Washer (Kenmore), Dryer (Kenmore), All Parts of Furnace and Central Air Conditioner, Wardrobes (Basement Bedroom), Garage Remotes (2), Nest Thermostat, All Built-in and Attached Shelving, All Window Coverings, All Electrical Light Fixtures, Gazebo and Outdoor Arbour/Bench
- Exclusions:** None
- Rental Equipment:** Hot Water Tank (\$34.75/month)

A Home Inspection Report dated September 11th 2025 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE









SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Brian W. Fleming PS

Designated Catchment School
Grades PK to 5
3255 Havenwood Dr

Glenhaven Sr PS

Designated Catchment School
Grades 6 to 8
3570 Havenwood Dr

Glenforest SS

Designated Catchment School
Grades 9 to 12
3575 Fieldgate Dr

ÉE Micheline-Saint-Cyr

Designated Catchment School
Grades PK to 6
85 Forty First St

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools

Etobicoke School of the Arts
Grades 9 to 12
675 Royal York Rd

PARKS & REC

This home is located in park heaven, with 4 parks and 17 recreation facilities within a 20 minute walk from this address.

Burnhamdale Park
3316 Cardross Rd
4 mins

Bethesda Common Park
3311 Fieldgate Dr
8 mins

Willowcreek Park
3115 Sunnyhill Dr
7 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 8 Tennis Courts
- 2 Sports Fields
- 1 Track
- 2 Sports Courts



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 5 minute walk away, and the nearest rail transit stop is a 17 minute walk away.

Nearest Rail Transit Stop
Dixie Go Station Platform 3
17 mins

Nearest Street Level Transit Stop
Bloor St At Havenwood Dr
5 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 3km.

Trillium Health Partners - Queensway Health Centre
150 Sherway Dr

Fire Station
1355 Winding Trail

Police Station
4600 Dixie Rd.

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AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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